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ESTATE AGENTS

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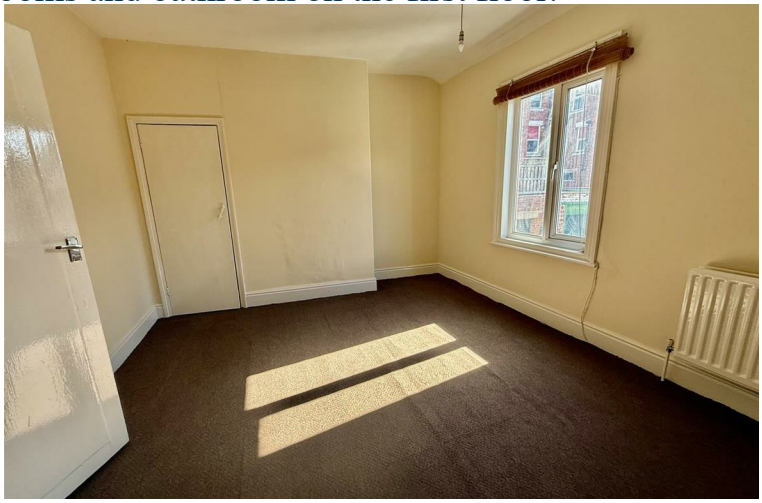
25 HERBERT STREET, DARLINGTON, DL1 5DP

Offers In The Region Of £89,950

A substantial TWO BEDROOM end terrace has been a successful long term let and offers the potential to reconfigure and add a third bedroom or for conversion to a 4/5 bedroom multiple occupancy property.

The property itself is in ready to move into order and has no onward chain. Boasts two reception rooms and kitchen, with two double bedrooms and bathroom on the first floor.



The position of the property is ideally placed for walking distance to the town centre and Darlington's train station. The historic South Park is on the doorstep and there are regular bus services. A large Sainsburys supermarket is close by and there are local shops, pubs and a school.

The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold
COUNCIL TAX: A

ENTRANCE VESTIBULE
With a door to the reception hallway.

RECEPTION HALLWAY
With access to the lounge and dining room and having a staircase to the first floor.

LOUNGE
11'11" x 11'4" (3.65 x 3.47)
A good sized reception room with a window to the front aspect.

DINING ROOM
12'9" x 13'0" (3.89 x 3.97)
A second reception room with a window to the rear and access to the kitchen.

KITCHEN
12'6" x 6'7" (3.83 x 2.02)
Fitted galley style with a range of beech cabinets and complementary work surfaces. Integrated appliances include an electric oven and gas hob. There is a window and a door to the side.

FIRST FLOOR

LANDING
Leads to both bedrooms and bathroom/WC.

BEDROOM
16'3" x 12'4" (4.97 x 3.76)
A generous master bedroom with a window to the front aspect.

BEDROOM
13'2" x 9'7" (4.02 x 2.93)
A second double bedroom this time to the rear aspect.

BATHROOM/WC
10'1" x 6'7" (3.09 x 2.03)
Fitted with a white suite with over the bath shower, pedestal basin and WC.

EXTERNALLY
Large courtyard to the rear with timber gate to the rear courtyard.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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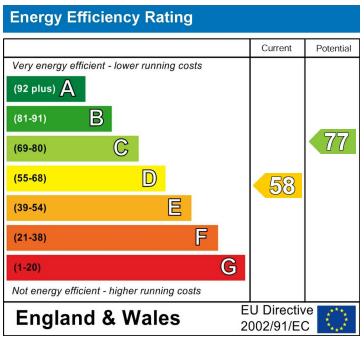

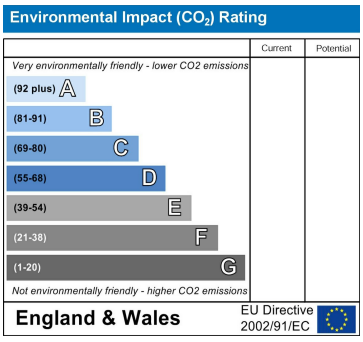

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NAEA National Association of Estate Agents
The Property Ombudsman